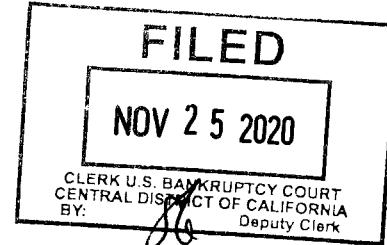


1 David Cohen aka Bezad Cohen aka Bezad  
2 Kahoolyzadeh  
3 5721 South Compton Avenue  
4 Los Angeles, CA 90011  
5 Phone: 310-746-3243  
6 Bezadkahoolyzadeh@gmail.com



7  
8 Bezad Cohen  
9 In Pro Per

10 UNITED STATE BANKRUPTCY COURT  
11 CENTRAL DISTRIC OF CALIFORNIA  
12 SAN FERNANDO VALLEY DIVISION

13 In Re: Michael Goland;  
14 Debtor

Chapter 7  
Case No. 1:15-bk-14213-GM

15 Adv. No: \_\_\_\_\_

16 David Cohen aka Bezad Cohen aka  
17 Bezad Kahoolyzadeh, Plaintiff and  
18 Creditor

Verified Complaint For:

- 1) Declaratory Relief;
- 2) Breach of Fiduciary Duty-Seizure of Rent and Failure to Manage Asset Properly;
- 3) Breach of Fiduciary Duty-Failure to Manage Estate Assets Properly For Benefit of Creditors

19 vs.  
20 Gerry Burk, an individual and as  
21 Trustee of the 5721 Trust; Nancy  
22 Zamora, as Chapter 7 Trustee  
23 Defendants

24 Plaintiff and Creditor David Cohen aka Bezad Cohen aka Bezad Kahoolyzadeh  
25 (hereafter "Plaintiff"), individually and in his capacity as beneficiary of the Bezad  
26 Kahoolyzadeh/Bezad Cohen Trust, executed on January 28, 2005 respectfully submits his  
27 adversarial complaint as follows:

28 **JURISDICTION**

1. Federal courts have original jurisdiction over all bankruptcy matter 28

1 U.S.C. §1334. This matter arises out of the Chapter 7 case filed by Debtor Michael R.  
2 Goland (Debtor) Case No. 1:15-bk-14213-GM, now pending in this Court. The matter is  
3 believed to be a core proceedings pursuant to 28 U.S.C. §157.

4 2. In the event that any part of this adversary proceeding is found to be non-  
5 core, Plaintiff's desire is that all matters, core and non-core, be heard by the district court  
6 for economy of interest and consistent judgment as all causes of action revolve around a  
7 common nucleus of facts.

8 **VENUE**

9 3. Venue is proper in the Central District of California pursuant to provisions  
10 28 U.S.C. §1409.

11 **JURY TRIAL**

12 4. If any causes of action listed herein are ripe for a jury trial, then for those  
13 causes of action a jury trial is requested.

14 **PARTIES**

15 5. Plaintiff Bezd Cohen aka Bezd Kahoolyzadeh ("Plaintiff") is, and at all  
16 material times, was an individual residing in Los Angeles County, California. At all  
17 material times, Plaintiff was the owner of National Resources, Inc. ("NR").

18 6. Gerry Burk ("Burk" or "Trustee") is, and at all material times, was an  
19 individual residing in Los Angeles County, California and the trustee of the 5721 Trust.

20 7. Nancy Zamora ("Zamora") is, and at all material times, was the trustee of  
21 the Estate of Michael Goland.

22 **BACKGROUND**

23 8. All causes of action herein revolve around that certain real property  
24 commonly known by the street address of 5721 and 5711 S. Compton Ave. Los Angeles,  
25 CA 90010 and also identified as APN #5104-025 and APN #5104-026-026 (the  
26 "Property") located at 5721-5711 Compton Avenue Los Angeles, CA 90011.

27 9. Around 2008, NR filed bankruptcy in USBC Case No. 2:01-bk-26407-VZ  
28 and in respect of which the Property was abandoned to the Debtor in the Trustee's Final

1 Report of the trustee filed on 1/20/09 as Doc. 89 therein. Thereafter, NR transferred all of  
2 its right, title and interest in the Property to Plaintiff, who never transferred the Property  
3 to any other party and is the rightful owner of the Property.

4 10. Settlor, Compton Slauson Property Enterprises, Inc. ("Settlor"), established  
5 the trust (the "Trust") known as the Bezd Kahoolyzadeh/Bezd Cohen Trust, on January  
6 25, 2005, by executing a Memorandum of Trust with CSPEI Trust, the sole shareholder  
7 of Settlor. A Certification of Trust in respect of the Trust, executed by Gerry Burk,  
8 Trustee (the "Trustee" or "Burk"), was recorded on August 2, 2011 in the real property  
9 records of the County of Los Angeles. Attached hereto as **Exhibit A** is a true and correct  
10 copy of the Certification of Trust recording the Trust. The Trust is a revocable charitable  
11 trust which Zamora could have revoked but never did. Settlor is a corporation organized  
12 under the laws of the State of California suspended from doing business in California.

13 11. Burk was appointed the Trustee of the Trust in 2005, and Plaintiff is  
14 informed and believes that Trustee has worked in the capacity of Trustee for the Trust  
15 since the establishment of the Trust in 2005. Plaintiff is informed and believes that Burk  
16 is a professional fiduciary and who is required to be licensed under Chapter 6  
17 (commencing with Section 6500) of the Division 3 of the Business and Professions Code  
18 but is not licensed.

19 12. Plaintiff is a beneficiary of the Trust; however, Plaintiff was never notified  
20 of the existence of the Trust by either Settlor, Trustee, or any other party. Plaintiff did not  
21 learn of the existence of the Trust until substantially after it was established and has never  
22 been accounted to under the Trust and has never consented to any of the actions of the  
23 Trustee.

24 13. Kings Canyon Consortium, Inc. is a Nevada Corporation ("KCC"). It is  
25 owned and controlled by Burk, who is an officer and director thereof.

26 14. To the extent Plaintiff is not the owner of the Property, the corpus of the  
27 Trust is, and at all material times was, the Property. The Property was transferred to the  
28 Trust by Quitclaim Deed on February 8, 2005 and recorded in the real property records

1 of the county of Los Angeles. Attached hereto as **Exhibit B** is a copy of the Quitclaim  
2 Deed.

3 15. Consistent with the foregoing, the terms of the Trust state, *inter alia*:

4 “TWO: The purpose of the Trust is to prepare and sell property located at 5721 and  
5 5711 Compton Avenue, Los Angeles, CA 90010 and to then distribute the net sale  
6 proceed received to either (i) Bezad Kahoolyzadeh, aka Bezad Cohen (the original  
7 property owner of this Trust’s asset as set forth herein and who had made demand for  
8 return of this property in this Trust), if he makes demand as the beneficiary of the Trust;  
9 (ii) to the creditors or claimants of Bezad Kahoolyzadeh or of the Trust’s assets, who  
10 assert valid claims to the Trust or the assets, and/or (iii) to charitable activities and  
11 charitable organizations if there is a surplus remaining after all Trustee approved  
12 creditors, claimants, and/or beneficiary have asserted and been paid the corpus, all to the  
13 above claims and distributions to any party shall be made in the sole and absolute  
14 determination of the Trustee.”

15 “The property owned by Compton Slauson Property Enterprises, Inc. is upon  
16 quitclaim by the Settlor/Trustor, this Trust’s corpus; the common address is 5721 and  
17 5711 S. Compton Ave. CA 90010 and is also identified as APN #5104-025 and APN  
18 #5104-026-026.”

19 16. During the period of January 19, 1989 to April 19, 2005, the Property was  
20 subject to a Deed of Trust (the “Deed of Trust”), dated January 10, 1989 executed by  
21 Bezad Kahoolyzadeh to First American Title Insurance Company and recorded as  
22 Instrument No. 89084668 on January 18, 1989 in the County Recorder of Los Angeles  
23 County California. As of April 19, 2005 the owner/beneficiary thereof was Kings Canyon  
24 Partner, which on April 20, 2005 assigned all of its interest in the Deed of Trust to the  
25 Trust. Attached hereto as **Exhibit C** is a copy of the Assignment of Deed of Trust.  
26 Accordingly, as of April 20, 2005. Thus, as a result of the transfer of the Deed of Trust  
27 to the Trust on April 20, 2005, the Deed of Trust and the obligation pursuant thereto was  
28 extinguished as a result of the doctrine of merger and pursuant to Civil Code Sections

1 805 and 811.

2 17. As a result of the assignment of the Deed of Trust to the Trust, the Deed of  
3 Trust ceased to exist.

4 18. Thereafter, on November 26, 2013, Trustee transferred the Property to  
5 himself as Trustee of the 5721 Trust. Attached hereto as **Exhibit D** is a copy of the Grant  
6 Deed. Said transfer was not for the benefit of the beneficiaries or consistent with the  
7 Trust purposes and constituted self-dealing on the part of the Trustee and was done with  
8 the intent to defraud Plaintiff of the benefits of the Trust.

9 19. Then, notwithstanding the non-existence of the Deed of Trust, on September  
10 2, 2014, the Trustee, acting on behalf of the Trust (and inconsistent with his actions in  
11 transferring the Property to the 5721 Trust) foreclosed on the merged Deed of Trust on  
12 June 25, 2014 and recorded a Trustee's Deed Upon Sale to purportedly transfer the  
13 property to his owned and controlled company, KCC. Attached hereto as **Exhibit E** is a  
14 copy of the Trustee's Deed Upon Sale. Said foreclosure was not for the benefit of the  
15 beneficiaries or consistent with the Trust purposes and constituted self-dealing damaging  
16 to the beneficiary and done with the intent to defraud Plaintiff of the benefits of the Trust.

17 20. During the period of 2005 to approximately November 2015, Plaintiff is  
18 informed and believes that Trustee leased the Property to Triple Images, LLC and Trustee  
19 collected rent at a yearly rate of \$1650 per month for the year of 2005 and \$2200 per  
20 month since 2006 for a total of \$281,600, which Plaintiff is informed and believes  
21 Trustee has applied to his own account in excess of his permitted compensation and not  
22 for permitted purposes under the Trust and as a result of self-dealing and in violation of  
23 his duty to the beneficiaries of the Trust and with the intent to defraud Plaintiff of the  
24 benefits of the Trust. Since Trustee has never acted for the beneficiaries he is not entitled  
25 to compensation nor did he do any work for the benefit of the Trust that justified his  
26 receipt of these monies.

27 21. Trustee's conduct as aforesaid has damaged the beneficiaries and was  
28 undertaken in direct violation of their rights. Moreover, Trustee's conduct described

1 herein was done with a conscious disregard of Plaintiff's rights and with the intent to vex,  
2 injure or annoy Plaintiff, such as to constitute oppression, fraud or malice under Cal.  
3 Civil Code § 3294, entitling Plaintiff to punitive damages which should be an amount  
4 appropriate to punish or set an example of Plaintiff.

5 22. Plaintiff is informed and believes that the rightful owner of the Property is  
6 the Trust and/or, alternatively, Plaintiff and/or his companies.

7 23. The principal place of administration of the Trust is currently in Los Angeles,  
8 CA county of Los Angeles and the Property the Trust purportedly holds is located in Los  
9 Angeles, CA county of Los Angeles.

10 **BACKGROUND**

11 24. Plaintiff is informed and believes that on 11/23/15, Burk mailed formal  
12 notice to the current tenant of Property, Triple Images, LLC, (TI) that Burk asserted his  
13 rights pursuant to California Civil Code §2938 to the rent.

14 25. Plaintiff is informed and believes that on or about 11/23/15, Burk served TI  
15 notice that starting January 1, 2016, the rent for the Property will be \$5,000 per month  
16 which Plaintiff is informed and believes was the fair rental value for the Property in  
17 November, 2015.

18 26. On 12/30/15, Debtor filed a Chapter 7 petition (Petition). The debtor's  
19 schedules did not identify an ownership or fiduciary interest in Property.

20 27. Plaintiff is informed and believes that on 3/2/17, KCC issued a fraudulent  
21 grant deed of Property to Gerry Burk as trustee of the 5721 Trust. Plaintiff is informed  
22 and believes that sometime after the Property was granted to the 5721 Trust, the trustee of  
23 the 5721 Trust improperly and fraudulently assigned to Burk its right to the rent from  
24 Property which Plaintiff did not discover until November 5, 2020.

25 28. On 6/21/17, Zamora filed a motion to operate Property claiming that the  
26 Estate owned the Property and sought authorization to manage the Property.

27 29. On 8/8/17, the Court approved Zamora's request to *operate* the Property.  
28 The Court made no findings of facts nor did it make any ruling concerning the Estate's

1 ownership or interest in the Property.

2 30. At the time motion to operate the Property was granted, Zamora indicated  
3 that at some future date, Zamora would file an adversarial complaint to establish the  
4 Estate's right to the Property and the rent.

5 31. On 11/26/19, Zamora abandoned all its claims to Property and rent, and  
6 petition Court to sell all Estate rights, if any, in Property to TI.

7 32. On 1/19/20, Court approved sale of all rights the Estate had in Property, if  
8 any, to TI.

9 33. On or about 4/13/20, Zamora petitioned the Court to close the bankruptcy  
10 and distribute all assets of the Estate. Zamora's proposal distributed all Estate assets to  
11 Zamora, Zamora's attorneys and the Estate accountant. Creditors are to receive nothing.

12 34. Zamora neither filed an Adversary Petition or a Motion to determine the  
13 Estate's ownership or interest in the Property prior to 4/13/20.

14 35. The names and last known addresses of all persons who have or had an  
15 interest in the Trust that is the subject of this proceeding are as follows:

<u>Name/Relationship</u>	<u>Address</u>
Gerry Burk, adult	1702 S. Robertson #229
And trustee of 5721 Trust	Los Angeles, CA 90035;
	1800 S. Robertson #229
	Los Angeles, CA 90035
King Canyon Consortium, Inc. (Nevada Corp.)	1800 S. Robertson Los Angeles, CA 90035
Compton Slauson Property Enterprises, Inc. (Cal. Corp.)	c/o Michael Goland (Agent) 9221 Whitworth Drive Beverly Hills, CA 90212.

1 CSPEI Trust c/o Michael Goland/Trste  
2 (and/or unknown)  
3 P.O. Box 3779  
4 Beverly Hills, CA 90212  
5 Attorney General 300 South Sprint St.  
6 Los Angeles, CA 90013

7       36. Plaintiff is not aware of any requests for special notice having been served or  
8       filed pertaining to this action.

## **FIRST CAUSE OF ACTION**

### **(Declaratory Judgment as to Ownership of the Rent)**

37. Plaintiff incorporates the allegations contained in paragraphs 1 to 36 above as if fully set forth herein.

38. A controversy has arisen as to who is entitled to the rental income that the Estate collected as rent for the Property in excess of approx. \$100,000.

39. Trustee asserts that the Estate is the proper owner.

40. Burk asserts that Burk is the proper owner.

41. Plaintiff asserts he is entitled to the rental income, or if not, then the title owner of record for Property is the proper owner of the rents on the Property, but at no time did the Estate have any interest in the rental income.

42. Pursuant to Rule 7001 the court is requested to make a determination as to who is entitled to the rental income collected by the Trustee from the Property, the Estate, Burk, Plaintiff, or the title owner of record.

## **SECOND CAUSE OF ACTION**

### (Breach of Fiduciary Duty—Seizure of Rent and Failure to Manage Asset Properly)

41. Plaintiff incorporates the allegations contained in paragraphs 1 to 42 above as if fully set forth herein.

42. A trustee has a fiduciary obligation not to seize the property of another and if seized, the trustee has a fiduciary duty to care and maintain property for the benefit of

1 the beneficial owner. The fiduciary duty obligates the trustee to maximize the rental  
2 income of the seized property on behalf of the beneficiaries.

3 43. Trustee knowingly breached this fiduciary duty as Trustee seized control of  
4 Property directly interfering with Plaintiff's right to the rental income.

5 44. Additionally, during the time Trustee had control of the Property, Trustee  
6 failed to collect the actual fair market rent for the Property. According to the Trustee's  
7 Final Report filed on May 19, 2020, the Trustee only collected \$21 per month from TI  
8 since April, 2017. This is far below the fair rental value of a similar property in the same  
9 condition in the same neighborhood. Plaintiff is informed and believes that the amount of  
10 uncollected rent the Trustee failed to collect exceeds \$110,000.

11 45. The seizure of Property and failure to collect fair market rent directly  
12 harmed Plaintiff.

13 46. Plaintiff seeks payment by Trustee in the amount equal to rent collected,  
14 with interest, and the difference between the rent collected and the fair market value of  
15 rent on the Property during the time Trustee operated the Property, with interest.

16 **THIRD CAUSE OF ACTION**

17 **(Breach of Fiduciary Duty—Failure to Manage Estate Asset Properly For  
18 Creditor's Benefit)**

19 47. Plaintiff incorporates the allegations contained in paragraphs 1 to 45 above  
20 as if fully set forth herein.

21 48. Alternatively, if the Court determines that the right to the rent belongs to the  
22 Estate, then Trustee breached its fiduciary duty by failing to collect the fair market rent  
23 on the Property for the benefit of the Estate.

24 49. Said failure harmed Plaintiff, who is a creditor, and all creditors of the  
25 Estate. Had the Trustee collected the fair market rent, then there would have been a  
26 distribution to the creditors based on the Trustee's final report.

27 50. Plaintiff seeks payment from Trustee to the Estate in the amount equal to the  
28 difference between the rent collected on Property and the fair market value of rent that

1 should have been collected on Property, with interest.

2 **PRAYER FOR RELIEF**

3 **WHEREFORE**, Plaintiff, prays that this Court issue an order as follows:

4 **As to the first cause of action:**

- 5 1. That the Court enter a declaratory judgment that determines the rights and
- 6 ownership of the rents collected by the Estate.
- 7 2. That Plaintiff is entitled to an order removing the Trustee under Probate
- 8 Code §17200(b)(10) and the appointment of a new trustee.
- 9 3. That Plaintiff is entitled to damages in an amount according to proof for
- 10 breach of fiduciary duty of the Trustee under Probate Code §17200(b)(12)
- 11 and the imposition of exemplary damages as determined by the Court.
- 12 4. That Plaintiff is entitled to costs of suit incurred herein, including reasonable
- 13 attorney's fees to the extent permitted by law, including pursuant to Probate
- 14 Code §17211(b).

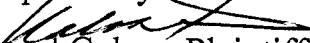
15 **As to the second cause of action:**

- 16 5. That the Court find that the Trustee breached its fiduciary duty of care by
- 17 seizing the Property; that the Trustee be ordered to turn over to Plaintiff all
- 18 of the rents collected, with interest, plus the amount equal to the difference
- 19 between the rent collected and the fair market value of rent that should have
- 20 been collected, with interest.

21 **As to the third cause of action:**

- 22 6. That the Court order the Trustee to pay the Estate the amount equal to the
- 23 difference between the rent collected and the fair market value of rent that
- 24 should have been collected, plus interest.
- 25 7. For such other relief as is just and proper.

26 Respectfully Submitted,

27   
Bezad Cohen, Plaintiff

28 Date: November 23, 2020.

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# EXHIBIT A

RECORDING REQUEST BY

2

WHEN RECORDED MAIL TO

05 0381455

NAME *Gerry Burk, Trustee*  
MAILING ADDRESS *1808 S, Robertson #229*  
CITY, STATE *Los Angeles, CA*  
ZIP CODE *90035*

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

MEMORANDUM OF TRUST

▲ This page is part of your document - DO NOT DISCARD ▲

05 0381455

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

2:41 PM FEB 18 2005

TITLE(S) :



L E A D S H E E T

Fee

D.T.T

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DAF \$2	
C-20	5

6 AS

CODE

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CODE

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Assessor's Identification Number (AIN)

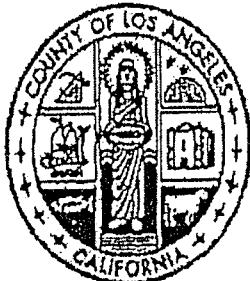
To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

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Recorder's Office, Los Angeles County,  
California

08/02/11 AT 08:00AM

Pages:  
0003

FEES:	21.00
TAXES:	0.00
OTHER:	0.00
PAID:	21.00



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SEQ:  
24

DAR - Title Company (Hard Copy)



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RECORDING REQUESTED BY  
FIRST AMERICAN TITLE COMPANY  
AS AN ACCOMMODATION ONLY  
WHEN RECORDED MAIL TO:  
Law Offices of Les Zieve  
18377 Beach Blvd. #210  
Huntington Beach, CA 92648



Order No.: 4884042  
Escrow No.:

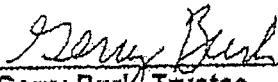
SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CERTIFICATION OF TRUST**  
California Probate Code Section 18100.5

The undersigned declare(s) under penalty of perjury under the laws of the State of California that the following is true and correct:

1. The Trust known as Bezad Kahoolyzaeh/Bezad Cohen Trust, executed on January 28, 2005, is a valid and existing trust.
2. The name(s) of the settlor(s) of the Trust is (are): Michael Goland.
3. The name of the currently acting trustee: Gerry Burk.
4. The trustee(s) of the Trust have the following powers (initial applicable line(s)):  
 Power to acquire additional property.  
 Power to sell and execute deeds.  
 Power to encumber, and execute deeds of trust.  
 Other: Any power necessary to manage, operate and protect the trust
5. The Trust is (check one):  Revocable  Irrevocable  
The name of the person who may revoke the Trust is Michael Goland.
6. The number of trustees who must sign documents in order to exercise the powers of the Trust is  
1, whose name is: Gerry Burk.
7. Title to Trust assets is to be taken as follows: Gerry Burk as Trustee for Bezad Kahoolyzaeh/Bezad Cohen Trust.
8. The Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.
9. I am (the currently acting trustee).
10. I understand that I may be required to provide copies of excerpts from the original Trust documents which designate the trustees and confer the power to act in the pending transaction.

Dated: 6/7/11

  
\_\_\_\_\_  
Gerry Burk, Trustee,  
Bezad Kahoolyzaeh/Bezad Cohen Trust

(Acknowledgement must be attached)

24

**All Purpose Acknowledgment**

State of California  
County of Los Angeles \_\_\_\_\_)

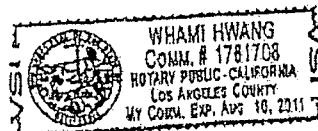
On June 27, 2011, before me, Whami Hwang  
Notary Public, personally  
appeared Gerry Burk who proved to me  
on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed  
to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed  
the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that  
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Whami Hwang (Seal)



3

MEMORANDUM OF TRUST

05 0381455

ONE: On January 28, 2005, a trust to be known as the "Bezad Kahoolyzadeh/Bezad Cohen Trust" (the "Trust") was formed.

TWO: The purpose of this Trust is to prepare and sell property located at 5721 and 5711 Compton Avenue, Los Angeles, CA 90010 and to then distribute the net sale proceeds received to either: (i) Bezad Kahoolyzadeh, aka Bezad Cohen (the original property owner of this Trust's asset as set forth herein and who had made demand for return of this property in this Trust), if he makes demand as the beneficiary of the Trust; (ii) to the creditors or claimants of Bezad Kahoolyzadeh or of the Trust's assets, who assert valid claims to the Trust or the assets; and/or (iii) to charitable activities and charitable organizations if there is a surplus remaining after all Trustee approved creditors, claimants, and/or beneficiary have asserted and been paid the corpus; all of the above claims and all distributions to any party shall be made in the sole and absolute determination and discretion of the Trustee.

THREE: The name and business address of this Trust's initial agent for service is process is Gerry Burk, 1800 So. Robertson, # 229, Los Angeles, CA 90035

FOUR: The liability of the Trustee of this Trust for monetary damages shall be eliminated to the fullest extent permissible under California law.

FIVE: This Trust is authorized to provide indemnification of agents for breach of duty to the Trust, to the Trustee, and the Trustor through the provisions of the Trust, agreements with agents, actions of the Trustees, or otherwise, in excess of the indemnification otherwise permitted by California Code.

SIX: The Trust will distribute, on an annual basis, all proceeds from whatever Trust sources are available and after paying all Trust expenses including the Trustee's fees calculated at \$150/hour. Notwithstanding the foregoing, should the Trustee in his sole and absolute discretion, determine that funds may be needed for Trust purposes in any subsequent year, the Trustee may reserve any or all proceeds derived from the property up to five years from the date of the Trust's formation, at which time, the Trustee will sell for cash any still remaining Trust assets and then distribute such cash as he deems, in his absolute discretion, to be reasonable and consistent with the directives of this Trust..

SEVEN: The Trustee will oversee and control all of the actions and activities of the Trust. The Trustee is Gerry Burk; the Trustee has agreed to serve as Trustee with compensation at \$150/hour. Should the Trustee for any reason not be able to continue to serve as Trustee, then

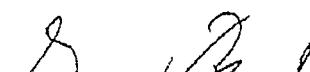
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the Trustee (or thereafter if not designated by the Trustee, the Settler/Trustor), shall determine who shall be the successor Trustee. The Trustee's execution of documents is binding on the Trust.

The property owned by Compton Slauson Property Enterisers, Inc. is, upon quitclaim by the Settler/Trustor, this Trust's corpus; the common address is 5721 and 5711 S. Compton Ave., CA 90010 and is also identified as APN #5104-026-025 and APN #5104-026-026. The Settler also gives \$10.00

In Witness Whereof, the undersigned executes this Memorandum of Trust on January 28, 2005.

Gerry Burk, Trustee



Gerry Burk, Trustee

Compton Slauson Property Enterisers, Inc., Trustor/Settler

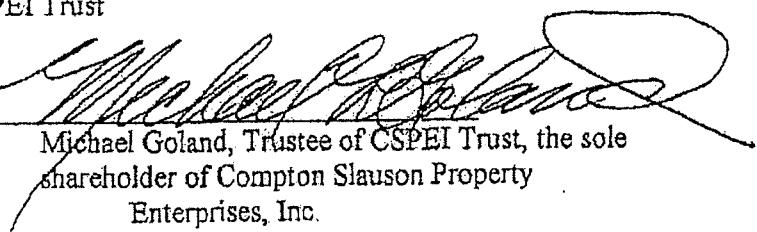
By:



Michael Goland, President, CSPEI

CSPEI Trust

By:



Michael Goland, Trustee of CSPEI Trust, the sole shareholder of Compton Slauson Property Enterisers, Inc.

05 0381455 5

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Los Angeles } ss.

On 2/18/05, before me, Jay Kim, Notary Public  
Date Name and Title of Officer (e.g., Jane Doe, Notary Public)

personally appeared Gerry Burk  
Name(s) of Signor(s)

personally known to me

proved to me on the basis of satisfactory  
evidence

to be the person(s) whose name(s) is/are  
subscribed to the within instrument and  
acknowledged to me that he/she/they executed  
the same in his/her/their authorized  
capacity(ies), and that by his/her/their  
signature(s) on the instrument the person(s), or  
the entity upon behalf of which the person(s)  
acted, executed the instrument.

WITNESS my hand and official seal,

Jay Kim  
Signature of Notary Public



Place Notary Seal Above

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document  
and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Memorandum of Trust

Document Date: 1/28/05

Number of Pages: 2

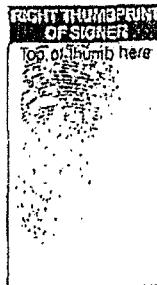
Signer(s) Other Than Named Above: Michael Goland

Capacity(ies) Claimed by Signer

Signer's Name: Gerry Burk

Individual  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Attorney in Fact  
 Trustee  
 Guardian or Conservator  
 Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



05 0381455 6

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

} ss.

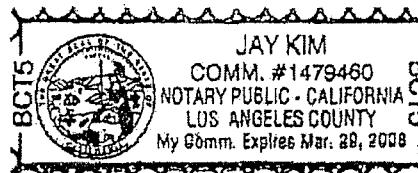
On 2/18/05, before me, Jay Kim, Notary Public

Date

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Michael Gioland

Name(s) of Signer(s)



personally known to me  
 proved to me on the basis of satisfactory  
evidence

to be the person(s) whose name(s) is/are  
subscribed to the within instrument and  
acknowledged to me that he/she/they executed  
the same in his/her/their authorized  
capacity(ies), and that by his/her/their  
signature(s) on the instrument the person(s), or  
the entity upon behalf of which the person(s)  
acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Public

Please Notary Seal Above

### OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document  
and could prevent fraudulent removal and reattachment of this form to another document.

#### Description of Attached Document

Title or Type of Document: MEMORANDUM OF TRUST

Document Date: 1/28/05

Number of Pages: 2

Signer(s) Other Than Named Above: Gerry Burk

#### Capacity(ies) Claimed by Signer

Signer's Name: Michael Gioland

Individual  
 Corporate Officer — Title(s): President  
 Partner —  Limited  General  
 Attorney in Fact  
 Trustee  
 Guardian or Conservator  
 Other: \_\_\_\_\_

Signer Is Representing: Compton Slauson Property Enterprises, Inc.



05 0381455 7

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Los Angeles

} ss.

On 2/18/05 before me,

Jay Kim, Notary Public

date

Name and Title of Officer (e.g. "Jane Doe, Notary Public")

personally appeared Michael Goland

Name(s) of Signer(s)

personally known to me

proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Place Notary Seal Above

Jay Kim

Signature of Notary Public

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: MEMORANDUM OF TRUST

Document Date: 1/28/05

Number of Pages: 2

Signer(s) Other Than Named Above:

Gerry Bunk

Capacity(ies) Claimed by Signer

Signer's Name: Michael Goland

Individual  
 Corporate Officer --- Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Attorney in Fact  
 Trustee  
 Guardian or Conservator  
 Other: \_\_\_\_\_

Signer is Representing: CSPEI Trust



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# **EXHIBIT B**

3

RECORDING REQUESTED BY

05 0381456

WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO

NAME Gerry Burk, Trustee

ADDRESS 1800 So. Robertson, #159 #229

CITY Los Angeles

STATE & ZIP CA 90035

"The value of the property in this conveyance, exclusive of liens and encumbrances is \$100 or less  
and there is no additional consideration received by the grantor, R & T 11911."

TITLE ORDER NO.

ESCROW OR LOAN NO.

QUITCLAIM DEED

R&T 11911 #93 or 8

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$ — 0 —

CITY TAX \$

computed on full value of property conveyed, or  computed on full value less value of liens or  
encumbrances remaining at time of sale,

Unincorporated area:  City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, *Compton Slauson Property*  
*Enterprises Inc and CSPEI Trust its sole shareholder*  
hereby remise, release and forever quitclaim to BEZAD RAHOOLYADEH/BEZAD COHEN TRUST

the following described real property in the County of Los Angeles, State of California:

(See Legal Description attached)

Commonly known as: 5711 & 5721 Compton Avenue, Los Angeles, CA

Dated January 28, 2005

*Compton Slauson Property Enterprises, Inc.*  
*By: Michael Goland, Pres*  
*COMPTON SLAUSON ENTERPRISES, INC.*  
*By: MICHAEL GOLAND, President*  
*CSPEI TRUST, by Michael Goland*  
*Trustee*  
*CSPEI trust*  
*By Michael Goland, Trustee*

STATE OF CALIFORNIA,  
COUNTY OF Los Angeles, s.s.

On 2/18/05 before me, Jay Kim, Notary Public  
(here insert name and title of the officer), personally appeared

Michael Goland

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within  
Instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)  
on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Jay Kim

DOCUMENT PROVIDED BY STEWART TITLE OF CALIFORNIA, INC.



05 0381456 4

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of

Los Angeles } ss.

On 2/18/05, before me,

Date

Jay Kim, Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Michael Goland

Name(s) of Signer(s)

personally known to me

proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Jay Kim  
Signature of Notary Public

Place Notary Seal Above



**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document:

QUIT CLAIM DEED

Document Date: 1/28/05

Number of Pages: 3

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer  
Signer's Name: Michael Goland

Individual

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Attorney in Fact

Trustee

Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: CSPEI TRUST



*Exhibit 1*

*5*

05 0381456

5711 AND 5721 SOUTH COMPTON AVENUE, LOS ANGELES, CALIFORNIA 90011 (APN  
#5104-028-025 AND 026) *5104-028-025 & 5104-028-026*

LOTS "B" "C" AND "D" OF RESUBDIVISION OF A PORTION OF SEXTON'S COMPTON AVENUE  
TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS  
PER MAP RECORDED IN BOOK 9, PAGE 179 OF MAPS, IN THE OFFICE OF THE COUNTY  
RECORDER.

▲ This page is part of your document - DO NOT DISCARD ▲

05 0381456

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

2:41 PM FEB 18 2005

TITLE(S) :

DEED



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▲ D.T.T

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CODE

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CODE

19

CODE

9

NOTIFICATION SENT - \$4

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

▲ THIS FORM NOT TO BE DUPLICATED ▲

RECORDING REQUESTED BY

2  
05 0381456

AND WHEN RECORDED MAIL TO

NAME GERRY BURK, Trustee  
ADDRESS 1800 So. Robertson, #~~2289~~ #227  
CITY/STATE/ZIP Los Angeles, CA 90035

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

TITLE ORDER NO. \_\_\_\_\_ ESCROW NO. \_\_\_\_\_ APN \_\_\_\_\_

Quit Claim Deed  
5711 & 5721 Compton Avenue, Los Angeles, CA

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# EXHIBIT C

WHEN RECORDED MAIL TO:

Gerry Burk, Trustee  
1702 S. Robertson #229  
Los Angeles, CA 90035.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## ASSIGNMENT OF DEED OF TRUST

This Assignment of Deed of Trust is intended to replace the lost original Assignment of Deed of Trust attached as Exhibit A. For value received, the undersigned grants, assigns, conveys and transfers to: Gerry Burk as Trustee of the Bezad Kahoolyzadeh/Bezad Cohen Trust all beneficial interests in and to the Deed of Trust dated January 10, 1989 executed by BEZAD KAHOOYZADEH, a single man, Trustor, to FIRST AMERICAN TITLE INSURANCE CO., a California Corporation, Trustee, and recorded as instrument No. 89-84668, on January 18, 1989, in the office of the County Recorder of Los Angeles County, California, describing land therein as:

LOTS "B", "C", AND "D" OF SUBDIVISION OF A PORTION OF SEXTON'S COMPTON AVENUE TRAC, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 179 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

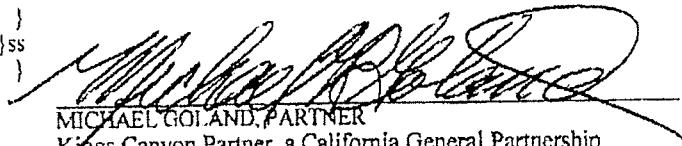
Common Street Address: 5711-5721 Compton Ave., Los Angeles, CA 90011

TOGETHER with the note or notes therein described or referred to in that Deed of Trust, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

Dated: November 4, 2013

MICHAEL GOLAND, PARTNER, KINGS CANYON PARTNER

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

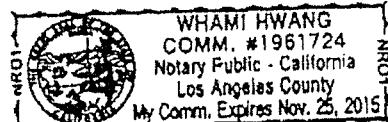
ss  
  
MICHAEL GOLAND, PARTNER  
Kings Canyon Partner, a California General Partnership

On NOV. 4, 2013 before me,  
Whami Hwang, a  
Notary Public, personally appeared Michael Goland,  
who proved to me on the basis of satisfactory evidence) to be  
the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed  
the same in his/her/their authorized capacity(ies), and that by  
his/her/their signature(s) on the instrument the person(s) or the  
entity upon behalf of which the person(s) acted, executed the  
instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Whami Hwang



# EXHIBIT A

## ASSIGNMENT OF DEEDS OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to:

Bezad Kahoolyzadeh/Bezad Cohen Trust 1800 S. Robertson #229 Los Angeles, CA 90035 the following two Deeds of Trust:

(1) all beneficial interest under that certain Deed of Trust dated January 10, 1989 executed by BEZAD KAHOOLYZADEH, a single man, Trustor, to FIRST AMERICAN TITLE INSURANCE COMPANY, a California Corporation, Trustee, and recorded as Instrument No., 89-67959, on January 13, 1989, in the office of the County Recorder of Los Angeles County, California, describing land therein as:

LOT 168 OF M.L. WICKS SUBDIVISION OF HARBOLINE-COOPER AND SOUTH LAND PORTER TRACTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 73 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

\* EXCEPT THAT PORTION OF LOT 168 LYING SOUTHERLY OF A DIRECT LINE MEASURED BETWEEN A POINT ON THE EAST LINE OF LOT 161 OF SAID SUBDIVISION DISTANT SOUTHERLY 50 FEET FROM THE NORTHWEST CORNER OF SAID LOT, AND THE SOUTHWESTERLY CORNER OF LOT 171 OF SAID SUBDIVISION

EXCEPT THEREFROM ALL MINERAL RIGHTS IN AND TO SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY AS RESERVED IN THE DEED RECORDED OCTOBER 17, 1978 AS INSTRUMENT NO. 78-1149792, OFFICIAL RECORDS

Common Street Address: 2450 East Eighth Street, Los Angeles, California 90021

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust, AND,

(2) all beneficial interest under that certain Deed of Trust dated January 10, 1989 executed by BEZAD KAHOOLYZADEH, a single man, Trustor, to FIRST AMERICAN TITLE INSURANCE COMPANY, a California Corporation, Trustee, and recorded as Instrument No., 89-84668, on January 18, 1989, in the office of the County Recorder of Los Angeles County, California, describing land therein as:

LOTS "B", "C", AND "D" OF SUBDIVISION OF A PORTION OF SEXTON'S COMPTON AVENUE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 179 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Common Street Address: 5711-5721 Compton Ave., Los Angeles, CA 90011

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

Dated: April 20, 2005

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

} ss

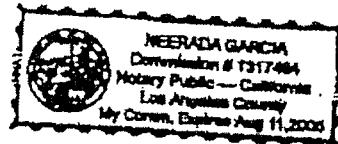
On APRIL 20, 2005 before me, NEERADA GARCIA, personally appeared MICHAEL GOLAND, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Kings Canyon Partners, a California general partnership

By: Michael Goland, General Partner



(This area for official notarial seal)

## ASSIGNMENT OF PROMISSORY NOTE

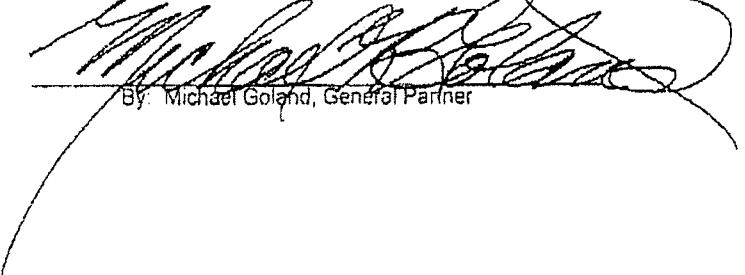
FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to:

Bezad Kahoolyzadeh/Bezad Cohen Trust 1800 S Robertson #229 Los Angeles CA 90035

all of its rights, title and interest in and to the promissory note dated January 10, 1989, in the sum of One Hundred and Thirty Five Thousand Dollars (\$135,000.00), executed by BEZAD KAHOOYZADEH, a single man, and payable to Mercury Savings and Loans Association Loan number CLPME3357503003LA, together with all sums of money due and to become due thereon with interest. Said promissory note is secured by a Deed of Trust dated January 10, 1989 and recorded as Instrument No. 89-84668 on January 18, 1989 in the office of the County Recorder of Los Angeles County, California and also secured by a Deed of Trust dated January 10, 1989, and recorded as Instrument No. 89-67959 on January 13, 1989 in the office of the County Recorder of Los Angeles County, California.

Dated: April 20, 2005

Kings Canyon Partners, a California general partnership



By: Michael Goland, General Partner

▲ This page is part of your document - DO NOT DISCARD ▲



20131624180



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0005

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

11/14/13 AT 12:40PM

FEES:	27.00
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OTHER:	0.00
<hr/> PAID:	27.00



LEADSHEET



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# EXHIBIT D

▲ This page is part of your document - DO NOT DISCARD ▲

**20131683408**



Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

11/26/13 AT 10:18AM

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OTHER:	0.00
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LEADSHEET



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DAR - Counter (Upfront Scan)



▲ THIS FORM IS NOT TO BE DUPLICATED ▲

WHEN RECORDED MAIL TO:

Gerry Burk, Trustee, 5721 Trust  
1702 S. Robertson #229  
Los Angeles, CA 90035.

## GRANT DEED

APN: 5104-028-025 and 5104-028-026

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 10 \$4.50 CITY TAX is \$ \_\_\_\_\_

EXEMPTION CODE is \_\_\_\_\_

Computed on full value of property conveyed, or

Computed on full value less value of liens or encumbrances remaining at time of sale,

Unincorporated area \_\_\_\_\_  City of \_\_\_\_\_ and \_\_\_\_\_

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GERRY BURK, TRUSTEE OF THE BEZAD KAHOLYZADEH / BEZAD COHEN TRUST GRANT(s) to GERRY BURK, TRUSTEE OF THE 5721 TRUST

BURK 88

The following described real property in the City of Los Angeles, County of Los Angeles, State of California:

LOTS 'B', 'C', AND 'D' OF SUBDIVISION OF A PORTION OF SEXTON'S COMPTON AVENUE TRACT IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 179 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Common Street Address: 5711-5721 Compton Ave., Los Angeles, CA 90011

Dated: November 25, 2013

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

ss

Gerry Burk

GERRY BURK, TRUSTEE OF THE BEZAD KAHOLYZADEH /  
BEZAD COHEN TRUST

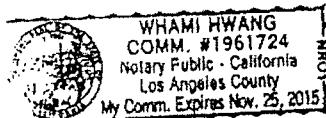
On Nov. 25, 2013 before me,  
Whami Hwang, a Notary  
Public, personally appeared Gerry Burk

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under penalty of perjury under the laws of the State of California  
that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Signature Whami Hwang



MAIL TAX STATEMENTS AS DIRECTED ABOVE

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# EXHIBIT E

Recording Requested by:

Gerry Burk

WHEN RECORDED MAIL TO:

Gerry Burk  
1702 S. Robertson #229  
Los Angeles, CA 90035.

Forward Tax Statements to  
To the above address

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Trustee's Deed Upon Sale

(1) The grantee herein was the foreclosing beneficiary  
(2) The amount of the unpaid deb together with costs was.....\$1,080,462.80  
(3) The amount paid by the grantee at the trustee's sale was.....\$300,000.00  
(4) The documentary transfer tax is.....\$0.00  
(5) Said Property is in the City of Los Angeles, County of Los Angeles

Gerry Burk, as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, expressed or implied, to

Kings Canyon Consortium, Inc. a Nevada Corporation

(herein called Grantee) all rights, titles and interests held by Trustee in and to that certain property situated in the City of Los Angeles, County of Los Angeles, State of California described as follows in:

LOTS "B", "C", AND "D" OF SUBDIVISION OF A PORTION OF SEXTON'S COMPTON AVENUE TRAC, AS PER MAP RECORDED IN BOOK 9, PAGE 178 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, commonly known as 5711-5721 Compton Ave., Los Angeles, CA 90011, APN: 5104-028-025 & 5104-028-026

Trustee states that this conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated January 10, 1989 and executed by BEHZAD KAHOOLY ZDEH AKA BEZAD COHEN, a married man as his sole and separate property as Trustor in favor of MERCURY SAVINGS AND LOAN ASSOCIATION, Beneficiary and recorded January 18, 1989 as Instrument No. 89-84668 in the office of the County Recorder of Los Angeles County, California, after fulfillment of the terms and conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County, and such default still existed at the time of sale.

Trustee has complied with all applicable statutory requirements regarding the mailing of copies of Notice of Default and the mailing, publication and posting of copies of the Notice of Sale. Said property was sold by Trustee at public auction on June 25, 2014, at the place named in the Notice of Sale to Grantee as highest bidder.

Dated: June 26, 2014

  
\_\_\_\_\_  
Gerry Burk, Trustee

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

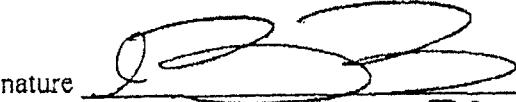
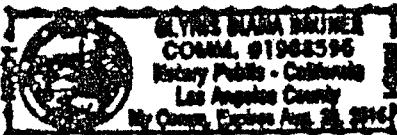
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}

On June 26, 2014 before me, Glynis Diana Bruner —, a Notary Public, personally appeared Gerry Burk who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that (he/she/they executed the same in his/her/their authorized capacity(jes), and that by (his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature

  
\_\_\_\_\_  
Glynis Diana Bruner.

## **VERIFICATION**

The undersigned declares that I have read the foregoing document and that the matters stated therein are true of my own knowledge, except as to those matters which are stated on information and belief, and as to those matters, I believe them to be true.

I declare under penalty of perjury, under the laws of the State of California that the above is true and correct and that this verification was executed this November 23, 2020 at Los Angeles, California

By Palmer

Bezad Cohen, Plaintiff